

City Manager At Your Service



With quality service as its goal, the city continues "to be the best"

As the Chief Executive Officer of the City of Mansfield, I have the pleasure each year to report to our citizens on the success and strong financial performance of our city. This year, our city is once again performing beyond all expectations.

That the City of Mansfield continues to surpass all forecasts

and predictions is due in part to several hundred highly skilled and dedicated professionals who make up the City of Mansfield employee organization. These talented individuals take seriously their goal to provide the highest quality service to the residents of our city for the best value. And they accomplish this goal amid the complex challenges of explosive growth.

I am often quoted as saying, "The positive growth of Mansfield is not by accident. It is the result of carefully thought out planning and analysis of needs, and a plan to fund those needs whether they be infrastructure, facilities or services."

In 2005, our organization continued hundreds of projects that will shape our community for years to come. Some of the more public projects include:

- The development of a full-service medical district in Mansfield was realized as Dallas-based Methodist Hospital Systems broke ground on its ever-expanding \$134 million hospital campus, and two other hospital companies purchased land in the city for facilities.
- Big League Dreams, a city athletic complex managed by a private company, moved forward as the city finalized the land purchase, began the design phase of the project and dedicated the site in preparation for construction in 2006. This announcement has generated tremendous commercial service interest for which we are seeing significant growth in commercial sales tax.

• Major infrastructure improvement projects focused on the needs of the city's growing economy and included the opening of the city's third fire station, water and sewer line expansion on the city's east side and widening of major thoroughfares such as Matlock Road, Debbie Lane and Holland Road

Our broadened commercial tax base enabled us to reduce the property tax rate for the fourth time in 10 years, while providing additional revenue for city services. This increased tax base also benefits our growing, award-winning school district. A 14.5 percent increase in net taxable value was among the highest in Tarrant County, bringing the city's total to \$3.1 billion. Simply put, the city is the leader. We continue to be the leader of all cities in Tarrant County in terms of valuation and economic growth.

The residents of Mansfield can be assured that the efforts of the city's leadership, the City Council and the employee organization are clearly focused on maintaining the highest level of service, preparing for future needs of a growing community and improving the quality of life for every citizen. This continues to be a community where its residents are valued, and where they can build value in their homes and in their business investments.

Once again, all of us in the employee service organization are greatly honored by the privilege to serve our citizens. We are excited by the results we have accomplished for our citizens. And, we are greatly appreciative to the City Council (our board of directors) and our volunteers and citizens (our stockholders) for their continued support and contributions. Together, we are truly building a better city every day.

Sincerely,

Clayton W. Chandler City Manager

Volunteers At Your Service

Community leadership, volunteers driving important decisions

"We will face many critical issues over the next several years as our city experiences the changes brought on by growth. The many volunteers that dedicate their time to our city play a vital role in making those decisions."

> **Mel Neuman** Mayor of Mansfield

The dedication and commitment of Mansfield's community leaders and

volunteers has long been a hallmark of the city's success and its ability to weather the challenges of explosive growth.

And 2005 was another example of

the important role these individuals play. Buoyed by the experience of long-time residents and the enthusiasm of newcomers, the Mansfield City Council and the city's many boards and commissions tackled issues critical to the community's future growth.

The Mansfield City Council, joined by the Planning and Zoning Commission and the Mansfield Economic Development Commission



(MEDC), guided the public input process on development of The Reserve at Mansfield. The leadership voiced support for a city-guided plan to ensure quality development in the mostly undeveloped 1,500 acres in southeast Mansfield.

The Mansfield Park Facilities
Development Corporation (MPFDC)
continued its quest to expand and improve
the city's award-winning park system,
focusing on completing Phase 1 of the



Members of the City Council and MPFDC gather at the site dedication for Big League Dreams Mansfield, a baseball/softball complex featuring replicas of major league ballparks.



Members of the Mansfield Park Facilities Development Corporation (MPFDC) view plans for Walnut Creek Linear Park at the groundbreaking for Town Park, part of the first phase of the linear park project.

Walnut Creek Linear Park and finalizing the sale of property that will ultimately become the heart of the linear park project. Two of its long-time board members – Don Barg and Harold Bell - were recognized as the newest members of the city's Wall of Honor, joining other local volunteers who have

community and are the key to its continued success.

"We will face many critical

issues over the next several years as our

city experiences the changes brought on by growth," Neuman said. "The many volunteers that dedicate their time to our city play a vital role in making those

decisions. This is a city that is truly built



Members of the Mansfield Area Chamber of Commerce join city leaders in March 2005 in cutting the ribbon on Fire Station No. 3.



Long-time MPFDC members Harold Bell, left, and Don Barg, center, receive their 2005 Wall of Honor plaques from Mayor Mel Neuman. JoAnn Harris, second from right, a longtime Mansfield resident and volunteer, was named to the city's Wall of Honor in 2005 and received her award from Mayor Pro Tem Mary Ann Johnston.

made a difference in their community.

Hundreds of other volunteers worked throughout the city last year in support of the library, senior citizens and public safety. These efforts, say Mansfield Mayor Mel Neuman, represent the heart of the

by, and supported by, its citizens."

Mayor Mel Neuman (first row, center)

12 years on Planning & Zoning Commission, elected in 2004

Mayor Pro Tem Mary Ann Johnston (first row, far left) Elected in 1992

Council Member Linda Herndon (first row, far right) Elected in 1997, 2004

Council Member Larry Broseh (second row, far left) Elected in 1999, 2005

Council Member Michael McSpadden (second row, second from left)

Elected in 2005

Council Member Tracy Doyle (second row, third from left) Elected in 2004

Council Member Dick Littell (second row, far right) Elected in 2004



Economic Development At Your Service

High profile projects answer residents' demand for more jobs, new retail and larger tax base

"There aren't many jobs where you can walk up and touch things that you helped create, whether it's a manufacturing facility, retail shops, a park or even a public safety building. It's exciting to know that you can come back in 30 years and say, 'I helped build that.'"

> Melissa Woodall Director Economic Development Department

s the doors opened in 2005 on Mansfield's first movie theater in 30 years, economic development officials mentally checked the new Cinemark Theater off their list of most anticipated new developments.

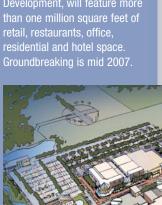
There were a lot of items checked off the list this year, thanks in part to a wellrounded and balanced approach to



Development Department in 2005 after serving as assistant director.

economic development that focused on three specific areas: continuing the expansion of the city's retail base, nurturing existing businesses in their growth plans and developing new opportunities in the areas of high-end retail, medical, industrial and mixed-use planned developments.

"Everything we do in economic development is designed to return investment to the community as a whole," said Economic Development Director Melissa Woodall. "That's how we provide service to the residents of our city. We look at projects and determine how they fit into the community's overall goal, which is to



The Shops at Broad Street, a

mixed-used development by Cleveland-based Forest City



create quality jobs and expand the city's tax base to help offset the expense of basic city services and spread them out among businesses."

Fueled by a dedicated halfcent sales tax for economic development, the department's staff kept the city's growth momentum in high gear as several highprofile projects took center stage in 2005.

momentum in high gear as several highprofile projects took center stage in 2005. 287 and Broad Str calling for a \$125

The MEDC participated in the development of Tuscan on Walnut Creek, a 44,000 square-foot professional office complex that will provide much needed Class A office space for the city.

Construction was underway on the \$134 million Methodist Mansfield Medical Center campus, the city's first full-service hospital in 20 years. The facility, which includes a women's health complex, Level III NICU, cardiac care unit, emergency room and physician office tower, will open in December 2006. The hospital will employ nearly 400 professionals and physicians representing more than 22 specialties. This project, along with two other hospitals planned by Texas Health Resources and Hospital Corporation of America (HCA), planted the seeds for development of an extensive medical district

on the city's southeast side.

HCA purchased 34 acres along Highway 287 and Broad Street with preliminary plans calling for a \$125 million hospital campus

and physician office buildings that will employ an estimated 300 workers. Texas Health Resources finalized its purchase of 40 acres along State Highway 360 near Matlock Road. The proposed \$125 million hospital and medical office complex will also employ approximately 300 people.

Mouser Electronics

Inc., a home-grown company with more than 300 employees, announced plans for a \$10.2 million, 125,000 square-foot

Pittsburgh-based Kossman Development continues to build on its Mansfield Town Center West project, that includes a 12-screen Cinemark Theater, which opened in 2005. The center also features a Best Buy, On the Border and Applebee's, with a Michael's and Petco planned for 2006.



Mouser Electronics, the city's largest private employer, will double its workforce with its \$10.2 million expansion, announced in 2005. MEDC invested \$236,850 for infrastructure assistance.

Economic Development At Your Service



Cranes are a common sight on the city skyline as the southeast sector of Mansfield booms with new development. The five-story Methodist Mansfield Medical Center is among the most visible sign of the city's economic development success.

expansion that would double its workforce to 660. Already the city's largest private-sector employer, Mouser imports and distributes electronic parts worldwide from its Mansfield facility. The expansion is expected to be completed in early fall 2006.

Solvay Engineered Polymers completed its third

Mansfield expansion in
2005, adding a third
production line and 21
new jobs. The \$4 million
investment by the
company was supported
by a \$167,805
investment by MEDC for
construction of a new fire
water line.

To supplement the need for Class A office space, the MEDC joined with a local developer in building Tuscan on Walnut Creek, a 44,000 square-foot professional office complex. The \$6 million private investment was boosted by \$38,000 in MEDC funds for water, sewer and drainage improvements.

Cleveland-based Forest City development added Mansfield to its long list of memorable retail projects with the announcement of a multi-million dollar lifestyle center at Highway 287 and East Broad Street. The Shops at Broad Street will feature more than one million square feet of retail, restaurants, residential, office and hotel space. Set to break ground in mid 2007, the high quality, mixed-use project represents one of the most significant economic development efforts in the city's history and has served as a catalyst for interest in Mansfield from other retailers and development companies.

The direct return on investment on the projects announced in 2005 is projected at \$279 million, with an MEDC investment of \$788,655. These projects have an estimated



Team America, a national logistics company, is just one of several major firms to locate in the new McCaslin Business Park. A joint venture between a local developer and the MEDC, the business park began in 2004 and was 70 percent sold within the first 14 months.

job creation of 1,339, with a tax benefit to the city of \$1.99 million.

The city's economic development efforts in 2005 weren't always about breaking ground and cutting ribbons. With more than 50 percent of the city's land still available for development, officials took proactive and innovative steps to ensure quality development in Mansfield's largest tract of undeveloped land. Backed by an extensive study by the Leland Group, the Economic Development Department joined



Economic Development Specialist Ryan Coe (right) joins Woodall in marketing Mansfield to retailers and developers at the annual International Council of Shopping Centers convention in Las Vegas. The city's explosive growth and available land has attracted significant attention from national developers.

with the Planning Department and other city staff to draft zoning changes, design guidelines and marketing strategies for a 1,500-acre area to be known as The Reserve at Mansfield. The large area on the southeast side of the city will be home to mixed use development of residential, office, retail and public facilities, including the much anticipated medical district.

The department, working with the Public Information Office, also surveyed



Mansfield residents to determine their preferences in dining out. The restaurant survey, inserted in the city's quarterly newsletter, yielded a 6.2 percent response

rate and gave the economic development staff valuable insight into the city's restaurant needs and critical information that will be used to target specific restaurant companies and developers.

Says Woodall, "There aren't many jobs where you can walk up and touch things that you helped create, whether it's a manufacturing facility, retail shops, a park or even a public safety building. It's exciting to know that you can come back in 30 years and say, 'I helped build that.'"

The Methodist Mansfield Medical Center groundbreaking in 2005 represented several years of painstaking work by city management and economic development staff, who felt it necessary to the city's growth plan to land a major hospital.

2005 Economic Development Highlights

- Estimated capital investment on economic development projects announced \$279 million
- Estimated job creation from economic development projects announced 1,339 jobs
- Estimated tax benefit to the city from economic development projects announced \$1.99 million
- For every \$1 of public sector investment, the private sector has invested \$354
- MEDC's Mansfield iSites website named Special Purpose Website winner by the Internaional Economic Development Council

Planning At Your Service

Landscaping regulations are last in series of zoning changes focusing on quality

"No one wants to live in a community that is stripped bare. The city believes there is value in developing property and trying to save as many trees as we can. We work with developers to help them get their projects done without sacrificing the natural beauty of this city."

Stevon Smith *Landscape Administrator*

Stevon Smith gets paid to look at trees. More specifically, it is his responsibility as the landscape administrator in the Planning Department to make sure that the explosive growth in Mansfield doesn't give way to acres and acres of concrete. And he takes his job seriously.

"No one wants to live in a community that is stripped bare," Smith said. "The city believes there is value in developing property and trying to save as many trees

as we can. We work with developers to help them get their projects done without

> sacrificing the natural beauty of this city. And if trees have to come down, we make sure new trees are planted for the future."

For the first time, the city is requiring residential builders to include landscaping in their developments. Lawns, trees and shrubs in new subdivisions not only improve the quality of the





development, it offers environmental benefits, says Smith.

"We're taking a more active role in residential projects, from beginning to end," Smith said. "Yes, there are more regulations for builders but we believe the end result makes everyone a winner."

Landscaping regulations enacted in 2005 gave Planning Department officials another avenue for improving the quality of development standards through the city's zoning ordinance. With high quality as a goal, the city's planners have been adding



Guidelines for the Central
District of The Reserve at
Mansfield pay particular
attention to trees and other
landscaping along city streets
and in front of office
buildings.

development. The Planning Department, working with other city departments, drafted zoning changes to ensure quality development in the area, including architectural and design regulations and landscaping requirements. The Planning Department will work closely with land

owners and developers over the next few years as The Reserve grows into a unique and special family, pedestrian, shopping and entertainment destination.

"Individually these regulations make an improvement," Wong said. "But when you look at all of them

together, they will make a tremendous impact in the way our community develops. It is visibly evident that we have a quality community and something residents can be proud of."



Residential landscaping requirements will ensure that new neighborhoods have trees, shrubs and other plantings that are currently found in established neighborhoods like this one.

new regulations incrementally," says Planning Director Felix Wong.

"We've taken a three-tiered approach to trying to increase the quality of life in Mansfield through our standards," Wong said. "We've developed commercial and residential architectural standards, improved the sign ordinance and now we've added more landscaping regulations."

Landscaping was also a focus of regulations developed for The Reserve at Mansfield, a 1,500-acre area in the southeast portion of the city that is being marketed for mixed-use planned

2005 Planning Highlights

- Subdivision plats submitted 65
- Residential lots platted 609
- Commercial and industrial acres platted 117
- Responded to more than 7,400 citizen and staff information requests

Development Services **At Your Service**

Larger commercial projects, continued growth pushes department expansion



"Each day Carey and I are here on the site doing various inspections and assisting the contractors with code related questions. It's important to have inspectors dedicated solely to a project of this size. A project of this magnitude requires our utmost attention ensuring that all life, health and safety issues are met."

Paul Coker Building Official

Building Official Paul Coker, left, and Field Inspections Supervisor Carey Middleton check the progress of construction at the Methodist Mansfield Medical Center site each day.

Each day, Paul Coker and Carey Middleton walk the halls of the new Methodist Mansfield Medical Center. The

new five-story, \$134 million hospital – the city's largest building project ever – won't open for another 10 months but the city's building experts are already very familiar with the construction project.

"Each day Carey and I are here on the site doing various inspections and assisting the contractors with code related questions,"

Coker says. "It's important to have



More than 1,000 new homes are built each year in Mansfield, and in 2005 most of those homes were larger than 3,000 square feet in size.

inspectors dedicated solely to a project of this size. A project of this magnitude requires our utmost attention ensuring that all life, health and safety issues are met."

For the Development Services
Department, it isn't just that the city's
commercial development continues to grow.
It's that as it grows, larger, more complex
projects fuel the need for more experienced
inspectors, especially ones with knowledge



Higher quality homes are built in Mansfield, thanks in part to increased development and architectural standards.

of major projects like hospitals.

"Everything we're seeing is bigger and better," said Richard Wright, director of development services. "Even the residential projects we're seeing now are larger. Most of the new homes being built now are more than 3,000 square feet. We even have a few that are more than 5,000 square feet. And many of these projects have things you don't normally find in homes, such as elevators, home theaters, etc. That means our inspectors need to have extensive code knowledge."

In addition to adding more inspectors in 2005, the department also focused on expanding its plans examining staff,



knowing that work done at this level can make the inspection process run more smoothly.

Department officials also beefed up the administrative functions at city hall, improving customer service for developers and builders seeking assistance with permitting and inspection. And in an effort to take care of what's already on the ground, additional code compliance officers were added so that officials could be proactive in their enforcement of substandard construction and implement new changes in the city's sign ordinance.

"This department has evolved over the last five years to reflect how the city is growing," Wright said. "We adapt to the changes we see and work to make sure that as the city is growing, we grow well and with quality." The building boom has meant additional staff in Development Services, including Sana Touma, the plans examiner supervisor who ensures that all plans and specifications submitted for permit meet applicable codes and ordinances

2005 Developement Services Highlights

- Residential building permits issued 1,159
- Residential building permits issued for homes more than 3,000 square feet 711
- Fifth consecutive year Mansfield posted more than 1,000 residential building permits in a year
- Total valuation of residential permits \$242 million
- Total number of commercial permits (all categories) 110
- Total value of commercial projects (all categories) in 2005 \$221 million

Public Works At Your Service

New roads, water lines keep public works crews in the trenches

"When inspecting a contractor's work... I'm thinking about the thousands of people who live in Mansfield who are depending on us to get water & sewer service to their homes. And they want this system to last many years down the road. What we do is important, for a lot of people."

Kevin ReedConstruction Inspector

he importance of the work done each day in the Public Works Department isn't lost on Kevin Reed. The construction inspector for the City of Mansfield spends his day examining thousands of feet of water and sewer lines being laid underneath the city.

"The contractors working on these projects obviously want to do a good job," Reed says. "But when I'm inspecting the

work, I'm thinking beyond that. I'm thinking about the thousands of people who live in Mansfield who are depending on us

to get water & sewer service to their homes. And they want this system to last many years down the road. What we do is important, for a lot of people."

In 2005 street improvements continued to take front and center in the department's work plan. However, water and sewer expansion got its share of attention, driven by the growth in the



A major project for the Public Works Department in 2005 was the widening of Walnut Creek Drive near one of the city's major retail centers. The sixmonth project has improved traffic flow and safety in a congested area of the city southeast sector of the community. More than \$25 million will be spent over the next five years to widen roads, construct a new water tower and add a 42-inch and a 36-inch water main to this area, which will be home to more than 4,000 houses, two new hospitals and the school district's new athletic complex.

Amid all the infrastructure construction, public works officials also began planning



In an effort to provide for the city's future water needs and improve delivery, the city constructed a new one milliongallon water tower in 2005 on the northwest side of Mansfield. Another tower will be built in 2006 servicing the growing southeast sector of the community.

for future improvements to the two major state highways that cross Mansfield. Working with the North Central Texas Council of Governments and the Texas Department of
Transportation, the
city sought and
received matching
funds to complete
frontage roads
along Highway
287 between
Walnut Creek Drive
and Broad Street.
This project is
critical to the

development of The Shops at Broad Street retail-lifestyle center planned for Broad Street and Highway 287.

Officials also began developing their game plan for proposing expansion of Highway 360, with the city's public works staff providing expertise on traffic flow and construction options.

"Much of what we do is driven by growth as we build roads, add water & sewer lines and expand the water treatment plant," said Public Works Director Steve Freeman. "But it is just as important that we think about the future and roads we'll need 10 years from now."



Bud Ervin, director of utility operations, views one of four filtration units being tested at the Mansfield Water Treatment plant. The city is participating in a pilot program with several other municipalities to determine which system provides the most effective treatment for a city's water supply.

2005 Public Works Highlights

- Drafted new stormwater management program to comply with state and federal environmental regulations
- Completed second phase of Debbie Lane expansion between Walnut Creek and Highway 287, as well as extension to Highway 360
- Completed construction on one million-gallon elevated water storage tank for northwest and west sector of city, improving water pressure and delivery; construction started on new tower for southeast sector
- Construction underway on final phase Matlock Road expansion between Ragland Road and Cannon Drive; includes new bridge and sewer improvements over Walnut Creek; design work completed on Matlock Road extension between Broad Street and Highway

Public Safety At Your Service

Public Safety departments join together for increased efficiency, improved service

"When a citizen calls 911, they expect to have someone on the other end of the line that can get them the help they need as quickly as possible. It means we all have to work together to make sure our public safety service is the best it can be, because lives depend on it."

Communications Supervisor

The radio chatter Sue Willis hears each day at the Mansfield Public Safety
Department dispatch center is a good indication of what police, fire and animal control officers are dealing with on the city's streets.

"The number of calls is increasing significantly, and those calls are more serious than calls we dealt with five years ago," she says. "It makes our job here in dispatch even more important. When a citizen calls 911, they expect to have someone on the other end of the line that can get them the help they need as quickly as possible. It means we all have to work together to make sure our public safety service is the best it can be, because lives depend on it."

The public safety concept was a major undertaking for the police,

fire and animal control departments in 2005. Focusing on the strengths of the police and fire administrative staff, and seeking to streamline efforts in relation to



the community's safety, city management reorganized the police and fire departments to the Public Safety Division. While the day-to-day duties and responsibilities of police officers and firefighters remain the same as before, the new concept has allowed both groups to work more efficiently, particularly in areas of operations, budget and planning.

Division administrative staff moved into the new \$4 million Public Safety and



Mansfield police officers visit neighborhoods during the city's National Night Out event, offering information and suggestions on preventing crime.

In addition to providing fire protection, Mansfield firefighters are also paramedics, offering citizens an advanced level of emergency medical service from the city's three fire stations.



Municipal Court Building in 2005. The new facility was particularly important to the growing Municipal Court operation, with new space for additional clerks, records and a larger courtroom.

With the opening of the public safety building, the Mansfield Law Enforcement Center was remodeled to serve as offices for



The police department's mounted patrol unit is visible in the community during special events, providing security as well as captivating citizens.

patrol and dispatch. The facility also houses the 240-bed jail facility, which provides space not only for city inmates but inmates housed under contract with the City of Fort Worth and the United States Marshal's Service.

Fire Station No. 3 opened in 2005, providing much needed fire department staffing for the growing southeast sector of the city. The new design, that included space for training and room on the site for a new city water tower, will be utilized for the city's fourth station, set to open in 2007.

The Mansfield Animal Care & Control Department, now part of the Public Safety Division, began construction in 2005 on its expansion, approved by voters in a 2002

bond election. The new addition, set to open in early 2006, includes more kennel space, a special area for cats and the remodeling of the existing facility.

Technology for all levels of public safety was also a priority in 2005. New computer systems for police and fire allowed officers and firefighters in the field direct access to information on individuals, or EMS reporting on patients. A new citation system allows police officers and municipal court clerks to communicate and improve efforts to process offenders more efficiently. This was particularly helpful as the two departments joined together to reduce the number of outstanding warrants, clearing \$18,000 in fines through a warrant round up and \$20,000 in outstanding fines through the amnesty program.

"All of these departments working together have made a significant difference in our ability to keep citizens safe," says Deputy Police Chief Mac Bennett. "Our residents expect us to use every tool at our disposal to make that happen, and we are doing just that."



Animal Control Officer Scott Lagow visits with a resident of the new shelter addition. The expansion, approved by voters in 2002 and under construction in 2005, added new kennel space for the shelter's growing population.

2005 Public Safety Highlights

- Citizens Police Academy volunteer hours − 2,350
- Community Service hours benefiting the city 1,500
- Police calls for service increased 11 percent, with a 7 percent increase in 911 calls
- Number of patients transported by Fire Department paramedics 1,973
- More than 1,800 animals were sheltered by the animal control department
- Adoptions increased 42 percent with more than 400 animals getting new homes

Parks & Recreation At Your Service

Parks, recreation programs play important role in city's quality of life

"The MAC is a great place to work because it is a fluid environment. Things are always changing here as new programs start, and new residents visit for the first time. I love my job because I help create opportunities for people and their families to have fun."

> **Coco Garcia** Recreation Specialist

Participation in classes offered at the Mansfield Activities
Center, which range from tae kwon do to performing arts, have increased significantly since the center opened in 2001.



To Recreation Specialist Coco Garcia, evidence of the success of the city's parks and recreation programs are the sounds she hears every day at the Mansfield Activities Center (MAC): basketballs

hitting the gym floor, laughter from the senior ladies painting in the craft room and squeals of delight from toddlers playing in the center's bounce house.

"The MAC is a great place to work because it is a fluid environment," Garcia says. "Things are always

changing here as new programs start, and new residents visit for the first time. I love my job because I help create opportunities for people and their families to have fun."

Since opening in 2001, the MAC has seen its attendance and revenue increase each year as residents flock to the facility

for programs, special events and daily activities. The MAC's success is just one result of the city's wide-ranging and comprehensive plan to expand its award-winning parks and recreation system.

"Mansfield residents voted in 1992 to dedicate a half-cent sales tax to develop park facilities because they realized the importance of parks to our community's quality of life," says Shelly Lanners, director



Dozens of Mansfield seniors meet at the MAC each day for a hot meal, fellowship, crafts and games.

of parks and community services. "We are committed to serving our citizens by providing the best system we can, whether it's parks and open space or recreation programs."

In 2005, the Parks and Recreation
Department continued to fulfill the
priorities put forth in its 2002 Mansfield
Parks, Open Space and Trails Master Plan, a
10-year blueprint for providing additional
neighborhood parks and athletic fields, as
well as completing the department's crown
jewel, the Walnut Creek Linear Park and
Trail System.

Construction began on the 19-acre Town Park, the west side anchor to the



Crews in the public grounds department maintain 72.1 acres of public facilities, right-of-ways and medians throughout the city each year.

Walnut Creek
Linear Park.
Funded by the
Mansfield
Parks Facilities
Development
Corporation
and matching
grant from
Texas Parks &
Wildlife, the
new park will
feature

pavilions, a playground, basketball courts, an amphitheater, a wildflower area and trails connecting the park to Katherine Rose Memorial Park and the Walnut Creek Linear Park trails.

Design work continued on Big League Dreams Mansfield, an eight field baseball/softball complex featuring Major League Baseball replica fields. The multi million dollar facility, owned by the city and managed by California-based Big League Dreams, meets the master plan requirement



for additional athletic fields and provides the city with a sports complex that can generate revenue for other city programs. The park is expected to open in 2007.

In addition to addressing future park needs, the department also made extensive improvements to existing park properties. Katherine Rose Memorial Park received new signage, irrigation, tree and grass plantings, restroom and security improvements and enhancements to the fish habitat in the park's pond.

"Each year we tag one of our existing parks for major improvements," said Toby Fojtik, park superintendent. "Our parks stay busy and are used by our residents every day, so maintenance of our resources is important." Design work began on Big League Dreams Mansfield, which will provide eight replica fields for local youth baseball, as well as girls and adult softball leagues.

2005 Parks & Recreation Highlights

- Acres of parkland 606 acres
- Number of youth participating in sports through local associations 10,185
- Average daily attendance in senior program activities 55
- Number of programs at the MAC 131
- Number of visits to the MAC 75,636
- 98% satisfaction rating at the MAC

Library At Your Service

Mansfield residents continue their love affair with their library

"I love sharing my love of books with children of all ages and watching their reaction to the stories. These programs allow me to educate little ones in a relaxed, fun atmosphere."

Annette Weber *Youth Services Librarian*

Dozens of preschool children wait anxiously as Annette Weber takes her seat and begins what is mutually their favorite time of day: story time. The youth services librarian has their undivided attention for the next half hour as they explore the world of books together. "I love sharing my love of books with children of all ages and watching their reaction to the stories," she said. "These

programs allow me to educate little ones in a relaxed, fun atmosphere."

Weber hasn't been short on an audience since the Mansfield Public Library moved into its new facility more than four years ago. Attendance at the weekly story times tripled practically overnight, a clear indication of Mansfield's love affair with their library. Circulation

numbers are up 22 percent, attendance at all programs is up and voters in 2004 approved a \$1.5 million expansion to the facility set to begin in 2007.

"We have expanded our hours to accommodate the growing demand for our services," says City Librarian Steve Standefer. "This is a community with a lot of young families and highly-educated adults. They see the value in their public



library and take full advantage when our doors are open. Libraries are a special community service and we want to provide the best in library services."

In 2005, the library increased its budget to enhance its collection of books, DVDs and other materials. It also added two part-time clerks and expanded youth services to include programming for teens.

Once again, the volunteer support for the library aided in drawing attention to its services and programs. The Friends of the Mansfield Public Library joined with the library once again, hosting the second annual Mansfield Reads! event. The one city, one book program brought Pulitzer Prizewinning author Robert Olen Butler to Mansfield for several public events.

2005 Library Highlights

- 11 percent increase in patron visits
- 281,574 pieces of library materials circulated
- Average monthly library visits 23,465
- Annual hours of public access computer use 22,446
- New borrower cards issued 4,347

Library computer usage has more than doubled in the last two years as patrons surf the web, search for jobs and do homework.



Management At Your Service

Skill, training guides employees and management in providing quality service

"We have employees in many of our departments who... work to continue their education and training through certification programs. This enables our employees to be knowledgeable in the latest information in their various fields."

> **Kathy Buehner** Director. Human Resouces



ore than 450 people now make up the employee organization of the City of

> Mansfield, almost double the number 2000. And city more skilled and "We have

employees in many of our departments

of employees in employees are now highly trained than any other time in the city's history.

who, in addition to providing quality service to citizens each day, work to continue their education and training through certification programs," says Kathy Buehner, director of human resources. "This enables our employees to be knowledgeable in the latest information in their various fields, and that benefits residents."

With more than 100 years combined experience from the city management and division heads, the team has successfully managed Mansfield's explosive growth while maintaining the city's strong

financial position. Bond ratings for the city continue to improve as the rating agencies recognize the continued positive outlook for Mansfield.

Internal operations in departments such as human resources, finance and information technology were improved in 2005, enabling the city to enhance customer service for residents and increase efficiency. Online water bill payments were introduced and enthusiastically embraced by residents for their convenience. An employee committee concluded its twoyear mission to update and revise the city's personnel manual and safety procedures.



Pictured, from left, City Prosecutor Craig Magnuson, Director of Public Works Steve Freeman, City Secretary Vicki Collins, Director of Parks & Recreation Shelly Lanners, Director of Planning Felix Wong, Director of Economic Development Melissa Woodall and Director of Development Services Richard Wright.



The City of Mansfield city management. Pictured are, from left, Assistant City Manager Chris Burkett, City Assistant City Manager Cathy Anderson and Director of Finance Peter Phillis.

Financials At Your Service

Overview of the City of Mansfield Financial Condition

The City of Mansfield's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the city's finances, in a manner similar to a private business. This brief overview concentrates on the government-wide financial statements only. A more comprehensive analysis and narrative about the fund financial statements and the notes to the financial statements are included in the city's Comprehensive Annual Financial Report (see Page 22 for availability).

The government—wide financial statements distinguish functions of the city supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover their costs through user fees and charges (business-type activities).

The governmental activities include general government, public safety, public works and cultural and recreational activities.

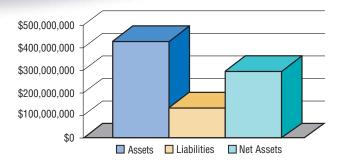
The business-type services include water and sewer, the law enforcement center and drainage services.

The government-wide financial statements include not only the City of Mansfield itself (known as the primary government), but also a legally separate Mansfield Economic Development Corporation (MEDC) for which the city is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government. The Mansfield Park Facilities Development Corporation (MPFDC), although legally separate, functions for all practical purposes as a department of the city and has been included as an integral part of the primary government.

City of Mansfield Financial Highlights

Statement of Net Assets

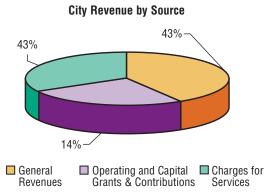
The statement of net assets presents information on all of the city's assets and liabilities, with the difference between the two as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the city is improving or deteriorating.



For fiscal year 2005, the city's assets exceeded its liabilities by \$304,941,192 (net assets). This increased by \$17,112,065 from the fiscal year 2004 net asset position.

Statement of Activities

The Statement of Activities reflects the total revenues generated and entire costs of operating the services of the



city. The Statement of Activities for the fiscal year ending September 30, 2005 reports total revenues of \$72,883,899 and total operating expenses of \$55,771,834.

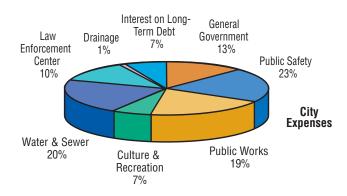
City revenues consist of program revenues and general revenues. Program revenues are charges for services, as well as operating and capital contributions and grants for a specific operating activity (i.e. water and sewer, public works). General revenues are property taxes, other taxes (i.e. sales tax and franchise tax), investment earnings, and the gain on the sale of capital assets. Operating expenses include the day-to-day expense of operating the city.

Governmental and Business-type activities

Individually within the City of Mansfield Financial Statements, governmental activities and business-type activities are reported separately and independently. The two activities are separated because of the nature of their operating activities and the funding of their activities.

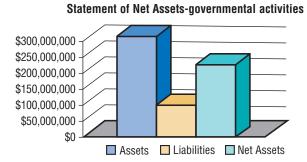
Governmental Activities

The general fund is the chief operating fund of the governmental activities of the city. Most of the operating revenue & expenses in the governmental activities occur within the general fund.



Statement of Net Assets

The Net Assets for the governmental activities increased \$7,321,895 in fiscal year 2005. The primary reasons for the increase are the efficient management of operating expenses and an increase in property valuations.



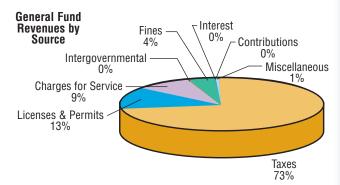
Statement of Activities

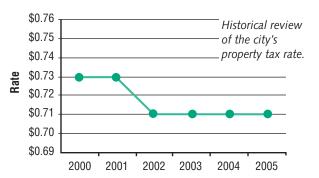
General Fund Operating Revenues

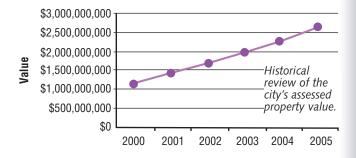
The city's general fund revenues increased when compared to the prior year by 15 percent or \$3.30 million. The main reason for this increase was the value of new construction and real property within the City of Mansfield. The overall assessed value of the property in the city increased by \$339 million or 14.5 percent as compared to the prior year.

Additionally, sales tax revenue increase by 21 percent or \$819,133 compared to the prior fiscal year. Per Capita Sales

Tax has increased approximately \$30 over the past several years. This is the approximate equivalent of 25 percent of the annual average tax rate over the past several years. The increase in sales tax is attributed to the addition of new retail businesses within the city.







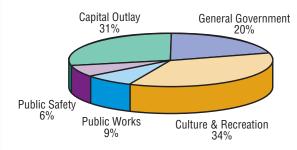
General Fund Operating Expenses

Historically over the past eight years personnel costs have averaged approximately 70 percent of the general fund's operating budget while the remaining 30 percent has been expensed for other operating costs (i.e. utilities). Per Capita, on average over the past eight years, for every 1,000 citizens the city has employed approximately 00.6 full time employees.

Financials At Your Service

Business-type activities

The city has three primary business-type activities: Water & Sewer Fund, Law Enforcement Center and a Drainage Fund.

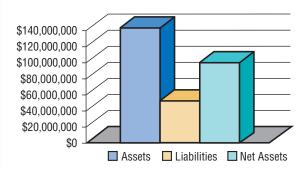


Overall revenues of the city's business-type activities were \$27.3 million for the fiscal year ending September 30, 2005. Expenses for the city's business-type activities were \$17.5 million for the year, resulting in an increase in net assets of \$9.8 million.

Government-wide Debt Administration

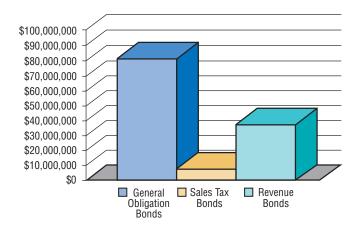
At the end of the current fiscal year, the City of Mansfield had total bonded debt outstanding of \$129,190,000. Of this amount, \$82,395,000 comprises debt backed by the full faith and credit of the city and \$8,245,000 is revenue debt supported by a sales or transit tax. The remainder of the city's debt represents bonds secured solely by specified revenue sources (i.e. revenue bonds).

Statement of Net Assets-business-type activities



The City of Mansfield's total debt increased by \$12.5 million or 10.70 percent during the current fiscal year. The key factors in this increase were the \$6.885 million general

obligation bond issuance for the city's Capital Improvement Plan for streets, and a computer aided dispatch system. A \$11.405 million general obligation refunding bonds issuance to refund a portion of the city's outstanding debt. Also, the city issued \$10.21 million to design, construct,



improve and equip recreational and park facilities including the acquisition of land. Water and Sewer revenue refunding bonds, in the amount of \$9.105 million, were issued to refund a portion of the city's outstanding debt. There was a \$3.135 million issuance for continued expansion and improvement of the water and sewer system.

Underlying Ratings

Company	Insured Ratings	General Fund Bonds	Water & Sewer Revenue Bonds	Sales Tax Revenue Bonds	Drainage Revenue Bonds
Moody's	"Aaa"	"Aa3"	"A2"	"A2"	"A3"
Standard & Poor's	"AAA"	"A+"	"A"	"A-"	"A"
Fitch	"AAA"	"AA-"	"AA-"	"A+"	"A-"

Requests for Information

As management of the City of Mansfield, Texas we offer readers of these financial statements this narrative overview and analysis of the financial activities of the City of Mansfield for the fiscal year ended September 30, 2005. This information is not intended to be a complete statement of the City's Financial Condition. We recommend and encourage readers to consider this information as excerpts from the City of Mansfield, Texas Comprehensive Annual Financial Report. A copy of the Comprehensive Annual Financial Report may be obtained from the City of Mansfield Finance Department at 1200 E. Broad Street, Mansfield, Texas 76063.

City of Mansfield Statement of Activities For the Year Ended September 30, 2005

Expenses
7 401 568
2.278.823
10,856,668
3,822,690
3,805,140
38,254,889
8,799,919
2,337,535
5,808,609
570,882
- 1
55,771,834 \$ 31,275,666
1,884,560
1,884,560 \$
General revenues:
Property taxes
Sales taxes
Franchise taxes
Mixed drink taxes
Hotel/Motel taxes
Unrestricted investment earnings
Gain on sale of capital assets
Total general revenues
Change in net assets
Net assets - beginning
Net assets - ending

The notes to the financial statements are an integral part of this statement.

Financials At Your Service

City of Mansfield Statement of Net Assets September 30, 2005

	Primary Government			Component Unit	
	Governmental Activities	Business-type Activities	Total	MEDC	
ASSETS					
Cash, cash equivalents, and investments (includes \$5,056,815 of restricted cash, cash					
equivalents, and investments)	\$ 37,260,001	\$ 9,680,041	\$ 46,940,042	\$ 3,011,969	
Receivables (net of allowance					
for uncollectibles)	3,153,157	2,533,934	5,687,091	259,132	
Lease receivable	450,000	-	450,000	-	
Inventories	-	193,649	193,649	-	
Prepaids	6,513	· -	6,513	3,775	
Deferred issuance costs	1,223,497	832,184	2,055,681	277,410	
Restricted assets:					
Cash, cash equivalents, and investments	-	17,779,201	17,779,201	4,488,750	
Capital assets (net of accumulated					
depreciation):					
Land	87,052,654	372,719	87,425,373	8,975,446	
Buildings and systems	17,617,014	90,409,880	108,026,894	-	
Improvements other than buildings	4,369,678	1,803,062	6,172,740	140,509	
Machinery and equipment	3,893,521	565,211	4,458,732	8,045	
Infrastructure	139,571,625	<u>-</u>	139,571,625	-	
Construction in progress	9,454,268	12,753,164	22,207,432	-	
Total assets	304,051,928	136,923,045	440,974,973	17,165,036	
LIABILITIES					
Accounts payable and other					
current liabilities	3,170,277	1,161,495	4,331,772	62,567	
Liabilities payable from restricted assets	-, ,	1,979,397	1,979,397	-	
Noncurrent liabilities:		-, ,	-,- · - ,- · ·		
Due within one year	6,010,363	3,552,127	9,562,490	435,673	
Due in more than one year	82,177,421	37,982,701	120,160,122	12,200,315	
Total liabilities	91,358,061	44,675,720	136,033,781	12,698,555	
NET ASSETS					
Invested in capital assets,					
net of related debt	204,331,949	83,989,565	288,321,514	1,259,845	
Restricted for:					
Debt Service	385,923	3,202,021	3,587,944	-	
Unrestricted	7,975,995	5,055,739	13,031,734	3,206,636	
Total net assets	\$ 212,693,867	\$ 92,247,325	\$ 304,941,192	\$ 4,466,481	

The notes to the financial statements are an integral part of this statement.

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